

COMMITTEE ON LANDS AND BUILDINGS

April 20, 2004

5:45 PM

Chairman Thibault called the meeting to order.

The Clerk called the roll.

Present: Aldermen Thibault, Roy, Gatsas, Osborne, Porter

Messrs: Peter Ramsey, Georgie Reagan, Brad Cook, Mike Read,
Charles Panassis, Jane Hills, Robert McKenzie

Chairman Thibault addressed Item 3 of the agenda:

Communication from Mrs. Georgie Reagan, on behalf of the Manchester Artist Association, proposing to make a \$500 per month donation to the Manchester Art Fund in exchange for guaranteed, exclusive occupancy of The McIninch Family Gallery at 1528 Elm Street.

Georgie Reagan, Chairman Manchester Art Commission, stated I'm here to speak on their behalf. Next to me is Peter Ramsey also an Art Commissioner and we understood perfectly the responsibility that had been handed on to us about finding a suitable tenant for The McIninch Family Gallery. We understood it, we were serious about it, so I do have a tape that I would like show. We did have an open house on March 4th for the same reasons to bring more foot traffic in and I think they tell story better than we can. It will save us conversation. So please watch the tape.

The video recording of the open house of the art gallery was shown to the committee.

On motion of Alderman Gatsas, duly seconded by Alderman Roy, it was voted to accept the agreement between the Manchester Arts Commission and the Manchester Artist Association as long as the City Solicitor reviews the contract and brings it back to this committee for full approval.

Chairman Thibault addressed Item 4 of the agenda:

Discussion of Downtown Cultural Walking Trail.

Peter Ramsey stated this is Jessica Kinsey from the Arts Builds Community and she would like to give you a handout for you to take a look at. We're not looking for approval today. This is more informational and we'd be very interested in your comments and obviously we're going to have to do it here for time purposes. Basically what this is Mr. Chairman is the John Brisbin at the Manchester Library helped me, those from Intown and Manchester Historical Society, Leo Bernier has helped us. We've been meeting for about six months and the notion was how to show off the downtown historical sites and cultural sites that Manchester has and we met about six or seven times. As you can see the map, the idea was a walking trail in downtown Manchester that this group would find the funding for and it would be a very minimal expenditure. We talked to the Highway Department and before we went any further we thought that you people as the elected representatives should know about the thought process and so we're here simply to inform you about this. Nothing is set in stone at this point. It also involves the tourism community and it would be somewhere for people to walk. It would be about an hour long trail.

Chairman Thibault stated because we just got this material right now, would it be all right with you people if we tabled this so the committee members can look at this and get some feel for it. Then you can come back at our next meeting; we could call a meeting in a week or so.

Jessica Hinsey answered yes, that would fine. The information that you have in front of you are samples of what we can do. These are not set in stone. The Gate House, Transmission and Trade & Power plaques are samples of work that we would do with the plaques themselves. The interpretive signage, the three pages of interpretive signage are what Dave Beauchesne in the Planning Department is working on for the millyard and we would do that in tandem working with the Planning Department, making sure that we're not duplicating efforts. And then the map that you have is an initial map, which already has gone through some changes. This is just a rough sketch of what we're looking for.

Chairman Thibault stated I would just like to have the committee members have some time to look into this and find out if they have any major questions they would like to ask you.

Alderman Porter asked what would you be asking the City to do?

Mr. Ramsey answered I think nothing except for your input. This is a private group, in fact some City employees. Our thinking always has been that we would come to you at some point to ask for your review and advice and that if you saw potential problems. Again, how do you mark the trail? In Salem, Massachusetts they have a white line, in Boston they don't have any lines at all, they just have markers on the Freedom Trail. So that's the sort of thing to think about. The Highway Department obviously could put down a small white line. There are a number of ways to do it, so I completely agree with your suggestion Mr. Chairman. If anybody has any questions, we can come back and talk about it. At this point there is nothing set in stone. If you look at the map and you think that the walkway should go somewhere else, we could move it. I completely agree with you.

Chairman Thibault stated I think it's even fair to you people too that the committee can have a chance to look at and see if they do have any questions or problems with it and we can come back.

On motion of Alderman Gatsas, duly seconded by Alderman Osborne, it was voted to table this item.

Chairman Thibault stated before we go into Item 5 Alderman Roy has asked to give a few words on that.

Alderman Roy stated prior to taking Item 5 up, Mr. Chairman, I have to remove myself because of a conflict of interest. My wife is an employee of Easter Seals and we've been long time supporters of their endeavors and they have my wholehearted support in their endeavors. But I do have to remove myself from discussion of Item 5 at advice of the City Solicitor.

Chairman Thibault stated thank you for bringing that up.

Communication from Dick Dunfey, Manchester Housing and Redevelopment Corporation (MHRC), advising that Easter Seals NH has offered to purchase and develop the French Hall property located on Hackett Hill for the full asking price of \$1.3 million; and further that upon approval by the City of the sale, the MHRC would enter into a Purchase and Sales Agreement and prepare a Land Disposition Agreement for sale of the property.

Ken Edwards, Deputy Director of MHRC, stated we are here to discuss the potential purchase of the French Hall property at Hackett Hill. We have representatives from Easter Seals and Charles Panassis, who is with CB Richard

Ellis the brokerage firm that we engaged to market this property. Easter Seals is proposing to acquire and develop French Hall by purchasing the property at the full asking price by constructing approximately 40,000 square feet as an addition to the existing building which contains about 31,000 square feet, for a total development size of 71,000 square feet. They are proposing to invest between \$7 and \$7.5 million, total development cost, and they would like to use the facility to expand and relocate their current operation, which is at Zachary Road at the former Lakeshore Hospital property, which they currently lease. Our Board of Commissioners considered the proposal that was submitted by Easter Seals. We feel it represents a quality development for the City, in terms of site utilization. 71,000 square feet on ten acres of land is very good site utilization. It represents a great opportunity for approximately 300 employment opportunities and when our Board approved the sales, it was subject to certain conditions. Obviously one is that it is also approved by the City of Manchester and that it is contingent upon there being a basis for payment of property taxes or payment in lieu of property taxes and because the use doesn't fit specifically into one of the zoning uses, it probably will require a variance for use as well. And based on those conditions, Easter Sales has asked to make a presentation to the Board and I'll let Mike Read, who is Chairman of Easter Seals New Hampshire and Brad Cook, who is also here counsel to Easter Seals, continue with the presentation. We're available if you have any questions.

Alderman Gatsas stated I guess part of this proposal is talking about basis of payment of real estate taxes on the property. And then you said in lieu of?

Charles Panassis replied what our Board did was approve the sale to Easter Seals subject to the City's discussion and resolution of the tax issue. We have marketed the property based on it paying full taxes. Easter Seals has asked to be allowed to make a presentation to the City for consideration in terms of other things that they provide to the community.

Alderman Gatsas asked has Easter Seals considered doing an exchange, at least for all or partial value of the Hackett Hill property for the Auburn Street property?

Brad Cook stated I am counsel to Easter Seals and I've been on the Board for 25 years. The use at Hackett Hill would be a replacement use for the program space that is at Zachary Road, not for the functions at Auburn Street, which would continue and would continue as they presently have been operation. So what we have and since you asked the questions Alderman Gatsas about the taxes was my assignments as Mr. Gamant is in California. What we have said to the MHA and what we're saying to you is, obviously Easter Seals under 73.23 is exempt on property that it owns and uses for its tax exemption. We recognize the fact that the Hackett Hill exchange with the university system and development plan by the

City was predicated on a certain amount of income to the City from the development. Where as Mr. Read will describe to you planning a fairly large expansion of that property and opportunity to keep between 200 and 300 jobs in Manchester that are presently here, the operation of many of our programs. We would also entertain discussions as MHA has said their approval was predicated on reaching an agreement and we're in the due diligence phase, we have got to get zoning taken care of, we've got to get financing taken care of, we've got to get all of these things nailed down. But this committee and then the full Board are obviously an important part of that process. In that process we would propose to negotiate with the City on payment in lieu of taxes. We provide at the present time through rental facilities occupied by the School Department and we provide a lot of services for special education and things like that and therefore, there's enough cash flow back and forth between the agency and the City and enough relationships we think we have the wherewithal and recognize the need to accommodate the tax situation. We are not coming to you saying because we're a tax-exempt entity if we buy it there will not be any such consideration.

Alderman Porter stated so that I may understand this correctly that you're talking about a payment to the City, a voluntary payment actually, payment in lieu of taxes. Since there are no taxes it really boils down to an agreement between Easter Seals and the City.

Mr. Cook replied well it would be voluntary in the sense that I suppose...we would make a contractual understanding with the City on how we were going to do it. It wouldn't be subject to whim on an annual basis. We would have an understanding with the City going forward on what it would be. Much like if in a former life we worked out some things on medical office buildings for other non-profits in the City, where there was an understanding of what the payment would be different medical facilities because there was a recognition for tax exemption but also the need to make payments for services. But it would contractual, Alderman, it would not be just we feel like it this year so we'll do it, and next year we...

Alderman Porter stated right. That's what I was saying. It would be made mandatory by an agreement. Are you talking about, for example, with the existing building a certain assessment on that? Would you looking at paying the City an amount equal to the taxes were they to be taxable?

Mr. Cook replied I think what we haven't yet determined and what we have to discuss is how much the expansion is going to be and what the payment level would be.

Alderman Porter asked so it wouldn't necessarily be tied to what the value of the property is if it were to be assessed? It will be assessed at any rate whether it's profit or non-profit but as far as the taxes...has that been discussed or has that...?

Mr. Cook answered I do not believe at this point we've gotten to that level.

Alderman Porter asked so that would come at a later presentation then?

Mr. Cook answered yes and we were talking about this before, we're not quite sure with whom we would be having that discussion because they're taxes through the City, but we've had our discussions to date with MHA.

Alderman Osborne asked where you're leasing now, you're paying there aren't you?

Mr. Cook answered the landowner pays taxes. We pay rent. It is a taxable property because it's owned by a private landlord.

Alderman Osborne stated sometimes you can lease and be liable for taxes as well. But because you're leasing and not owning, you could be liable for taxes.

Mr. Cook answered we are not liable. I understand your point, but we pay rent and assumedly the landlord has factored into the rent the taxes.

Alderman Gatsas stated Mr. Cook back to my original questions. I understand that Easter Seals owns Auburn Street. I understand that the School Department is paying rent on Auburn Street for a portion of the building. I think it would be advantageous to both the City and the School Department that if we could structure a deal with may be an exchange, because I think you know that the School Department is in dire need of an expansion on Auburn Street without the space being available to it. I think that what we are looking at for cost in rent, we probably, if we went back, not speaking for the School District or Department, depends on what you want me to have, it really comes down to that I think it would be beneficial that if we were going to work this deal out, that that would be part of the structure as far as this Alderman is involved. Because then we would be looking at two properties that would be in lieu of taxes instead of one. Because right now Auburn Street is in lieu of taxes. Is that correct?

Mr. Cook answered no. We pay no taxes on Auburn Street.

Alderman Gatsas stated so you pay none on Auburn Street.

Mr. Cook stated Auburn Street is tax exempt.

Alderman Gatsas stated from this Alderman's point of view that I think that we need to take a look at that consideration that the School District would be able to occupy Auburn Street in its entirety because I think that with the programs they're looking to advance there's not space for them. And I think that that may be a situation that may be entertaining to the City.

Mr. Cook stated let me just say that in the structuring of and discussions about this project and buying Hackett Hill and for those of you have been to the Zachary Road facility and seen what we do there, as big as Manchester is there are precious few sites in Manchester to replace that function. But in locating this site and in having these discussions, we have not anticipated giving up the administrative functions, the elderly services functions and all of the other functions at Auburn Street because that is not part of the plan that was described to you, so I'm not sure Easter Seals could make a complete swap and continue to operate. But certainly we'd be willing to talk about it, and certainly we'd be willing to explore it. But to say that we don't need Auburn Street because we're trading the space at Zachary Road for the space at Hackett Hill, I don't think necessarily follows at this point. But certainly it's something we could discuss.

Alderman Gatsas stated I think that we should take the opportunity to think outside the box because I don't know if I necessarily agree that we shouldn't...maybe we should just turn around and rent Hackett Hill to you, because if we are in no different position in owning it, if we're going to be in lieu of taxes...

Mr. Cooks stated as Mr. Read will describe to you, the \$7 million or so that we anticipate spending to expand that property is significant. But all of the things that you mention Alderman we certainly could talk about. The programmatic function that we do at Hackett Hill and anticipate at Hackett Hill as I said twice already, does not include those functions that we have at Auburn Street, but we certainly... Any of these things and any of the kinds of discussions that we're talking about our offer to you is meant to imply that we're willing to talk about all of the relationships between the City and Easter Seals and coming up with this transactions, whether it be School District, the things we do for Alzheimer's patients, the things we do for elderly services, all of that, special education, whatever it is. So we're certainly willing to discuss anything that comes up.

Alderman Gatsas asked is there any way that you could move the operations from the Auburn Street facility to Hackett Hill?

Mr. Cook replied I can't answer that at this time. I don't know the answer to that. My guess is if you build enough stuff on the site, you probably could do anything. But the expectation and the plan that we have here does not include that.

Alderman Porter asked am I correct in assuming Brad, that you're really looking for us to forward it to the Board for a presentation.

Chairman Thibault stated before that happens, I'd like to say a word.

Mr. Cook stated I'm only the tax part, you haven't even heard the presentation we were meaning to have. I thought I was going to answer this question as subpart at the end of this discussion. But we'd like to have at the end of this meeting is a recommendation from this committee to the full Board with whatever conditions you put on it.

Chairman Thibault stated one problem that I have is I would certainly like to see the Planning Board advise this committee as to what kind of a message that this would send to the availability of the rest of that land in that area, that the City has figured out to be...but I would like the Planning Board to come up and tell this committee if in fact we do this and if they do that, how is it going to impact the rest of the land that we have up there that we are trying to merchandise for corporate offices or whatever it is. This would be my biggest question. That before we go any further I'd like to see the Planning Board come up to this committee and let us know where we're at.

Mr. Cook stated we have the Planning Director here and we have Mr. Read here who is going to talk about how this fits in and my function is done.

Chairman Thibault asked Mr. MacKenzie could you please come and enlighten the committee please?

Robert MacKenzie, Planning Director, stated I can tell you that Ken Edwards invited both myself and Jane Hills to kind of review the proposal early on. Certainly I had some questions when I first came in and the questions were basically what does this do in terms of jobs for the community? What type of image would it present and also whether it would pay taxes or not? We did review those, we saw the proposal as it came back, certainly Easter Seals is a well respected institution in the City, which we felt was important. It wasn't necessarily in our vision initially as to what Hackett Hill was going to be. We saw more of a private, research and development, .COM company type of thing. We did see the plans as they proposed them and they do have plans with them, also with the potential of adding a couple of buildings on this site to make it more of a campus. So I know Jane and I did have similar questions that you're having. In general I think if they did a quality addition, consistent with the design guidelines that are in the plan, if they do bring in 300 jobs, if they do pay property taxes. We did ask our real estate consultant, Charles Panassis, what his opinion is on whether it affects the market for the balance of the site. In general I think that the staff felt

that Easter Seals is a great institution, that it could work on this site and it would not really deter other larger uses from coming into the site.

Chairman Thibault stated I'm sure that's informational to the committee and they'll take that into consideration.

Alderman Porter stated okay that's on the Planning side. Jane from the economic side.

Jane Hills, Manchester Economic Development, stated I have the same concerns, and Bob MacKenzie and I did discuss it. We discussed it with Ken Edwards. I have no complaint with Easter Seals. It looks like they are doing a wonderful project. They are maximizing the use of the site; they are creating jobs. I took the liberty of going out and talking with a few friends of mine in the real estate community who did express some concerns as the effect it would have on the future of a high quality office park, only because it's the first building. But that sets the tone and they said that when we're competing with Londonderry or Hooksett or South Carolina or wherever, that might be a factor, but it's hard to tell.

Alderman Osborne asked if you're going to be exempt from taxes, say it comes to that and you will be paying in lieu of taxes, how do you determine the amount?

Mike Read stated as you know Aldermen, Easter Seals and 501C3 organizations in New Hampshire are exempt from property taxes if they own and occupy real estate for the purposes that they are incorporated for. And the way you do a calculation of a payment in lieu of taxes is you start with what would the taxes have been on what you find when you get there. So you have an existing building with existing land, what would the taxes have been there. What was the City planning on in terms of income from that spot? What is the economic benefit? What is the increase in assessment that gets built on the site? What is a fair and equitable amount of money to be paid? And what kind of increase is there in that on an annual basis?

Alderman Osborne asked you're talking about after renovations?

Mr. Read answered yes, and what you basically negotiate a number which then gets presented to the governing body, which is you, here is the proposal for how it is done. I've done payment in lieu of tax agreements in probably eight or nine communities. In fact I was involved in passing the enabling legislation at the State that allows for payment in lieu of tax agreements between municipalities and not for profits. And there's about as many methodologies as you can find in coming up with those agreements, but they have all been satisfactory replacements because they take into account what the added value on the site, what's the added

value to the community, and frankly what would the taxes be. and usually, I'm not trying to negotiate against myself here, but usually the floor is what would the taxes have been on either the unimproved site or the site as the charity found it and then what's an equitable thing thereafter.

Alderman Osborne asked is this a yearly thing?

Mr. Read answered it is not a yearly negotiation. It's a negotiation once and then there's a mechanism in place so the City can count on what it is going to get and the entity can know what it is going to pay. It is not an annual thing. It is not at the whim of the entity to say, well we've decided not to do that anymore. This is a contractual arrangement, which there is a State statute it to be done.

Alderman Osborne asked a one-time payment?

Mr. Read answered it is once a year. It is property taxes.

Alderman Osborne stated so you're circumventing the other situation into this. Is that how it works?

Mr. Read answered well you're replacing the situation you would have had, which was zero, with a payment.

Chairman Thibault stated let me ask you just one question. So in other words, every year, let's say that the taxes go up in the City of Manchester, do your taxes go up too?

Mr. Read answered well that is what the agreement says. The agreement says taxes in year one are X. If taxes in the City go up five percent, the payment goes up five percent. I think every one of them that I've negotiated has the same escalator that the tax is.

Alderman Osborne asked so what you're saying is you're not going to be paying taxes, but you're going to be paying taxes?

Mr. Read answered we're going to be paying money.

Alderman Osborne stated so it's a circumvent. That's what I call it.

Alderman Lopez stated I want just to review a couple of things in my own mind. In the original Hackett Hill plan, is that still in committee?

Chairman Thibault answered yes.

Alderman Lopez stated and in that original plan that was submitted, Jane, there's a \$100,000 fee that we had in that plan for MHA. Would they get a fee for this because it is Easter Seals?

Mr. Edwards answered the City acquired French Hall separate of the remainder of the Hackett Hill property from UNH and the City entered into a contract with the Housing Authority, a cooperation agreement, to market French Hall separate of developing any of the other property at Hackett Hill. The contract that the City has with the Authority for French Hall had a line item in it \$60,000 for administrative costs associated with the marketing and sale of French Hall and the relocation of the entry road that goes through the middle of the French Hall property now to an area just east of the parking lot owned by PSNH on Hackett Hill Road.

Alderman Lopez asked so when Gold Gym was going to go up there, they'll get a fee for that and they'll get a fee for this?

Mr. Edwards answered no, its all the same budget. It's the same \$60,000.

Alderman Lopez asked the \$1.3 million that you're speaking for the property, that goes into the special fund for Hackett Hill?

Mr. Edwards answered that would remain for use by the City at it's discretion. Whatever the balance is, the \$1.3 [million] minus the costs of the project, we have a real estate commission, we have administrative costs, and potentially the cost of construction of that relocated roadway. We're estimating that there would probably be about \$900,000 left of the \$1.3 [million] that could be used at the City's discretion. We would hope for future development on Hackett Hill, but again that's up to the City.

Alderman Lopez stated Mr. MacKenzie refresh my memory. I though any money that we make up there goes into a special fund for Hackett Hill?

Mr. MacKenzie answered it was the intent when the Aldermen originally bought this property that proceeds from sales would go back into the project. Until you adopt the master plan though, you do have say as to where that money goes. Again, the master plan recommends that in order pay as you go and that we don't have to bond any significant amounts, that these monies should roll into the balance of the project. But that is the choice of the Board.

Alderman Lopez stated I know when they presented the Hackett Hill plan how important it was to get businesses and corporations and everything else up there and we're sort of changing the direction a little bit.

Alderman Porter asked Mike, what type of addition are you talking about up there? Office type space?

Mr. Read answered domicile and a gymnasium.

Chairman Thibault asked where is the addition? If you could point it out if you would please so that everybody understands it.

Alderman Porter stated just on my own part in fairness, I don't see any major issue as long as an agreement could be made with taxes. I guess what I have to reconcile in my own mind, is the use. If it is compatible with what the goals of the City are and it looks pretty decent to me. But one thing just for clarification the assessment would not go into the tax, but it would have the same impact because the payment to the City would go to general fund. Correct? Not another fund for Hackett Hill necessarily?

Mr. Read answered I would assume so.

Alderman Porter stated you wouldn't know that. Mr. MacKenzie do you know that?

Mr. MacKenzie answered yes, it would go into the general fund.

Alderman Gatsas stated I'm going to go right back full circle to where I started because I'm not getting the answers that I'm looking for. Are we saying that we can't negotiate another deal that includes Auburn Street?

Mr. Read answered I don't believe we're going to be able to talk about giving up that facility. That is our base of operation. We would have to replace that with another building, and right now we're talking about Lakeshore Hospital, the Lakeshore Hospital property, moving up to Hackett Hill. We would have to find another property for the Auburn Street property, which is another 60,000 square feet. It would be difficult.

Alderman Gatsas asked the City is leasing a third of it?

Mr. Read answered 20,000 square feet.

Alderman Gatsas stated I guess I'm back to square one. I would like to the City move into a direction that we negotiate something that includes Auburn Street because of the needs that we have in the City. That may be the only building that would fit our needs for expansion for the School District. I think its important that before we give up an opportunity because we aren't going to have the availability

of finding another building that may create an additional 40,000 square feet that we can add some kindergarten space, because Wilson Street School is bulging at the seams. I think that it's important that before we make decisions that preclude us from doing something else in the future, we should be considering those situations.

Mr. Read stated I think it's fair to consider them. I think it would be, again, very difficult for us to replace Auburn Street. As Brad said we'd be happy to talk about to talk about it, but that is the base of operation, it's all of our administrative offices, accounting, many of our Alzheimer's unit is there, we just put millions of dollars into that unit. I know that Chris McMann who is here could speak if need be more specifically to what the functions are there, if that was necessary.

Alderman Gatsas stated my motion would be that we would table this to make sure that all consideration for Auburn Street was exhausted. Because if you're telling me that that's office space, for you to replace office space in an office building in Manchester, certainly is a less of a situation than for the School Department to find additional space on one level that would accommodate the needs of the City. so I understand what you're saying, and I hear what you're saying, but I think that every deal must be a win, win situation and I don't have to tell you that because I think you've done enough real estate transactions that follow suit. And I think that obviously the situation of in lieu of taxes is certainly something that as this Board member would take under consideration if Auburn Street was something that was a viable situation for the City.

Mr. Read stated other than 20 percent of the building, what is classroom, the rest of the building is very specialized for various types of care for children and adults with disabilities. It would probably be a huge retrofit to take the balance of that building and turn it into classroom and I offer that for consideration. Again, certainly we'd be willing to talk about it. It would be an enormous expense for I think for Easter Seals to move out of that facility and recreate that in another location.

Alderman Porter stated how long is the lease on Zachary Road?

Mr. Read answered we have until December of 2005.

Alderman Porter stated I assume the owner knows that you're looking?

Mr. Read answered we communicated with the owner that...yes he does.

Alderman Forest stated I just have a comment. People from Easter Seals have come in here and have offered us the asking price for that property. They're

willing to spend approximately \$7 million in expansion of the property and I don't think right now we should be asking them for the other building also. We can talk about maybe Auburn Street in the future, but I think right now they're putting in a great effort and a lot of money into this project if we accept it and I think as a committee you could at least allow them to go to the Board and do their presentation and that's my recommendation as the Alderman in Ward 12.

Alderman Osborne stated as it stands now, back to Auburn Street. I've been kind of working on that myself for the last year and a half or so, because we are paying approximately \$230,000 a year to you people or to Easter Seals for that one-third rental?

Mr. Read answered that's approximately right, yes.

Alderman Osborne stated I've been working on that quite readily with the School Department and I had other avenues as well like adding on to Beech Street but because of the cemetery brook and things of that sort we were unable to really get into something there I guess. Eminent domain at Wilson School, a couple houses on the side, things of that sort. Just to expand to get the kindergarten and the preschool out of Easter Seals. Basically if you people have all of your corporate offices there, you're going to have to expand there some day? Would you? If you plan on staying there?

Mr. Read answered I don't believe so. We're fairly tight in there, but I would defer that. We are comfortable in there now. There's been no discussions at a Board level about expanding the building.

Alderman Osborne moved to table this item pending further discussion on the questions that were brought up regarding the Auburn Street location.

Alderman Osborne stated we need a little bit more information on Auburn Street and so on to clarify. This is my ward.

Chairman Thibault called for a vote on the motion. The motion carried with Alderman Porter duly recorded in opposition.

Alderman Gatsas asked can we just ask them if they can come back in and give us a definite position on where they are on Auburn Street regarding this proposal and what their...I understand there is \$400,000 in fees that are being paid. If you could itemize what those fees are?

Mr. Read answered certainly, be happy to do it. I just wanted to make sure that the Board has this packet.

Chairman Thibault stated I would ask the Clerk to make sure that the committee get this information and whenever the next committee meeting is going to be that you would be able to come in here and make a presentation to some of these questions that were asked here tonight, so we can at that point if the committee agrees, present it to the full Board.

Mr. Read asked is there a transcript that we can get so we will be able to answer all of the questions that were asked during this meeting?

Clerk Normand replied yes.

There being no further business to come before the committee, on motion of Alderman Porter, duly seconded by Alderman Gatsas it was voted to adjourn.

A True Record. Attest.

Clerk of Committee